

Balance Sheet

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: 06/30/2025

Accounting Basis: Accrual

GL Account Map: Useless Bay Colony

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
PB Operating 8868	4,867.32
PB Operating MM 0081	85,597.12
Savi Bank MMA Reserve Funds 0413	117,328.58
PB CD Reserve Funds 2900 (1/15/26)	105,554.73
PB Road Asphalt Reserve 4222	3,098.69
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	109,679.33
Total Cash	426,125.77
Accounts Receivable	14,747.24
TOTAL ASSETS	440,873.01
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	2,009.17
Bad Debt	-3,484.62
Accounts Payable	110.00
Total Liabilities	-1,365.45
Capital	
Reserve Retained Earnings	11,141.99
Operating Retained Earnings	407,190.89
Retained Earnings	327,626.52
Calculated Retained Earnings	-20,088.52
Calculated Prior Years Retained Earnings	-283,632.42
Total Capital	442,238.46
TOTAL LIABILITIES & CAPITAL	440,873.01

Operating Income Statement - Actual v Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: Jun 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Useless Bay Colony

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income						
1011-0	Reserves Income					
42-4011	Interest Income - Reserve	2,667.48	0.00	11,141.99	0.00	0.00
	Total Reserves Income	2,667.48	0.00	11,141.99	0.00	0.00
3999	Reserve Pass Through Income					
4000-5	Reserve Interest - Passthru Account	-2,667.48	0.00	-11,141.99	0.00	0.00
	Total Reserve Pass Through Income	-2,667.48	0.00	-11,141.99	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
40-1010	Move-in Charges	250.00	0.00	4,600.00	0.00	0.00
40-1020	HOA Interest for Late Dues	229.63	0.00	2,631.25	0.00	0.00
40-1025	Late Fees	0.00	0.00	4,925.00	0.00	0.00
40-1115	HOA CCR Violation Fee	0.00	0.00	250.00	0.00	0.00
40-1135	Legal Deposit Refund	6,336.46	0.00	6,336.46	0.00	0.00
40-4000	Homeowner Assessment and dues	80.00	0.00	284,597.50	289,100.00	289,100.00
	Total Dues, Fees, Assessments - 415	6,896.09	0.00	303,340.21	289,100.00	289,100.00
	Total Operating Income	6,896.09	0.00	303,340.21	289,100.00	289,100.00
Expense						
5000-1	Administrative Expenses					
60-1010	Attorney Fees - Collections	0.00	333.33	0.00	4,000.00	4,000.00
60-1015	Legal/Attorney - General	1,500.00	916.66	35,545.81	11,000.00	11,000.00
60-1035	SOS WA Registration (License and Permits)	0.00	0.00	20.00	20.00	20.00
60-1060	Postage	2.92	25.00	622.69	300.00	300.00
60-1080	Reserve Study	0.00	166.66	1,461.21	2,000.00	2,000.00
60-1215	Monthly Bank Fees	10.00	5.00	138.46	60.00	60.00
60-1230	Remote Deposit Capture Service	0.36	0.00	2.94	0.00	0.00
60-1235	CAI Board Education	0.00	0.00	51.50	0.00	0.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
60-1305	Tax preparation	0.00	166.66	0.00	2,000.00	2,000.00
60-1310	Accounting Audit	0.00	416.66	0.00	5,000.00	5,000.00
60-1315	Property Taxes	0.00	27.08	265.81	325.00	325.00
60-1330	Directors Insurance	0.00	708.33	7,399.00	8,500.00	8,500.00
60-1815	Office Supplies	0.00	83.33	97.77	1,000.00	1,000.00
Total Administrative Expenses		1,513.28	2,848.71	45,605.19	34,205.00	34,205.00
5000-2	Communications					
60-1050	UBC Website, Email, & Go Daddy	915.34	6.25	915.34	75.00	75.00
60-1055	UBC Board Expenses-Annual meeting & public relations	0.00	166.66	356.67	2,000.00	2,000.00
6012	UBC Ambassadors - Division Meetings	0.00	166.66	0.00	2,000.00	2,000.00
Total Communications		915.34	339.57	1,272.01	4,075.00	4,075.00
5000-3	Beach Park Utilities					
60-1545	Island Disposal - Garbage	0.00	54.16	489.76	650.00	650.00
60-1570	Bayview Beach Water	0.00	37.50	216.49	450.00	450.00
60-1680	Honey Bucket Pumping	220.00	195.00	1,304.84	2,340.00	2,340.00
60-1910	Maintenance of Access to Porta-Pot	0.00	83.33	1,285.00	1,000.00	1,000.00
Total Beach Park Utilities		220.00	369.99	3,296.09	4,440.00	4,440.00
5001-2	Roads Project					
60-1920	UBC Roads - Asphalt Overlays	0.00	0.00	156,019.20	156,020.00	156,020.00
60-1995	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	21,576.91	1,500.00	1,500.00
Total Roads Project		0.00	125.00	177,596.11	157,520.00	157,520.00
6601-5	UBG&CC Dues and Fees					
60-1865	Exercise Room Usage Fees	0.00	1,500.00	0.00	18,000.00	18,000.00
60-1870	Pool Usage Fees	0.00	137.50	0.00	1,650.00	1,650.00
60-1875	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	1,500.00	1,500.00
60-1880	UBG&CC Dues	0.00	0.00	50,977.60	47,492.00	47,492.00
Total UBG&CC Dues and Fees		0.00	1,762.50	50,977.60	68,642.00	68,642.00
6800-1	Professional Management Charges & Fees					
60-1165	Management Additional Services	130.20	0.00	130.20	0.00	0.00
60-1175	Notice Posting	-250.00	0.00	-250.00	0.00	0.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
60-1255	Previous Management Fees	32.00	0.00	363.00	0.00	0.00
60-7040	Prep & Distribution of 1099	0.00	0.00	30.00	0.00	0.00
6320	Management Fee Expense	2,500.00	2,833.33	27,700.00	34,000.00	34,000.00
	Total Professional Management Charges & Fees	2,412.20	2,833.33	27,973.20	34,000.00	34,000.00
7000	Property Management					
60-1540	Safety Lighting - Puget Sound Energy	89.56	125.00	1,223.25	1,500.00	1,500.00
60-1610	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	900.00	900.00
60-1650	Mowing - back beach playfield & other lots	0.00	166.66	1,540.00	2,000.00	2,000.00
60-1825	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.66	0.00	5,000.00	5,000.00
60-1950	Maintenance - Right of Way - culverts/drain ditch	0.00	583.33	9,745.60	7,000.00	7,000.00
60-1975	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.66	4,199.68	5,000.00	5,000.00
	Total Property Management	89.56	1,783.31	16,708.53	21,400.00	21,400.00
	Total Operating Expense	5,150.38	10,062.41	323,428.73	324,282.00	324,282.00
	Total Operating Income	6,896.09	0.00	303,340.21	289,100.00	289,100.00
	Total Operating Expense	5,150.38	10,062.41	323,428.73	324,282.00	324,282.00
	NOI - Net Operating Income	1,745.71	-10,062.41	-20,088.52	-35,182.00	-35,182.00
	Total Income	6,896.09	0.00	303,340.21	289,100.00	289,100.00
	Total Expense	5,150.38	10,062.41	323,428.73	324,282.00	324,282.00
	Net Income	1,745.71	-10,062.41	-20,088.52	-35,182.00	-35,182.00

Reserve Income Statement - Actual vs Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: Jun 2025

Accounting Basis: Accrual

Fund Type: Reserve

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Level of Detail: Detail View

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Total Reserves Income		2,667.48	0.00	11,141.99	0.00	0.00
3999	Reserve Pass Through Income					
4000-5	Reserve Interest - Passthru Account	-2,667.48	0.00	-11,141.99	0.00	0.00
Total Reserve Pass Through Income		-2,667.48	0.00	-11,141.99	0.00	0.00
Total Reserve Income		0.00	0.00	0.00	0.00	0.00
Total Reserve Income		0.00	0.00	0.00	0.00	0.00
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00
Net Reserve		0.00	0.00	0.00	0.00	0.00
Total Income		0.00	0.00	0.00	0.00	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00
Net Income		0.00	0.00	0.00	0.00	0.00

Annual Budget - Comparative

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40-1025	Late Fees	0.00	0.00	4,925.00	0.00	0.00
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